

HOUSEHOLDER
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 January 2025

Application Number: 242457

Location: High View, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AL

Proposal: Householder application for the proposed erection of a two storey front,side and rear extension and a single storey rear extension with changes to fenestration.

Recommendation: Refused

Reasons

1. Insufficient ecological information has been submitted. No report of nocturnal bat surveys and mitigation strategy has been submitted in accordance with the recommendations of the Preliminary Roost Assessment Report (John Wenman Ecological Consultancy ref S2791_PRA_a). These should be completed during the bat active season between May and the end of August along with mitigation strategy proposals so these can be considered at the point of determination in order to ensure maintenance of favourable conservation status of bats and protect biodiversity in line with National Planning Policy Framework (2024) and policy CP03, CP07 of the MDD Local Plan and CP1, CP3 and CP7 of the Core Strategy.

Informatives

1. This decision is in respect of the drawings and plans numbered 2417- P100, 2417-P101, 2417-P101, 2417-P103, 2417-P104 & 2417-P105 received by the Local Planning Authority on 27/09/24.
2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

JMM

Recommendation and conditions/reasons agreed:

Date: 14 January 2025

REMEMBER - The earliest date for a decision on this application is: **10 December 2024**